

Kim DelNigro

From: Moncrieff, Ian [Ian_Moncrieff@klinegroup.com]
Sent: Sunday, August 03, 2008 12:54 PM
To: Planning Board
Subject: Quail Ridge Access through Acorn Park

As a concerned resident of Acorn Park I want to formally register my astonishment and outrage at the absurd charade which the so-called "process" of hearing the Quail Ridge permit application for age-restricted housing has become.

At the outset it has been made totally clear to the Planning Board that the 80+ plus families in Acorn Park are totally and completely opposed to the linkage of the Quail Ridge property via Palmer Lane and Hazelnut Street. The traffic studies, Acton's own guidelines for 20-foot wide streets, and a simple walk around the convoluted streets of Acorn Park, all tell the same story... that this neighborhood is not designed for a major increase in traffic volumes that will occur if the two neighborhoods are joined. A clear majority of the Planning Board's members initially supported that view when polled in the absence of the Chairman.

So what has changed? The Town Planner has issued an edict that the Quail Ridge residences must have emergency access. Fine, and both the residents of Acorn Park and the developer do not dispute this, despite the fact that other neighborhoods exist within this town which have far more residences with single access and no emergency access (Davis Road, including the Bellows Farm development and the condos has much greater traffic counts and is still single access). We have consistently offered the Town the preferred solution of emergency access to QRCC via Palmer Lane and Hazelnut Street, which would seem to satisfy everyone's needs. The developer is OK with this; Acorn Park is OK with this; the Fire Dept. is OK with this; the abutting condos and apartments are OK with this because they don't want any access through their property; we can't poll the future residents of the Quail Ridge residences but are they are they likely to be profoundly disturbed by the fact that they have to use Skyline Drive instead of Palmer Lane or Hazelnut Street to access Route 2A (and why should the the Board give greater consideration to future residents of the town than to current taxpayers?).

So why isn't the Planning Board doing the right thing here? Show us a concerned citizen of this town (not a town employee, the Town Planner, who doesn't even reside in Acton) who is making a valid argument in favor of unlimited connection between Quail Ridge and Acorn Park. Tell us what possible adverse consequences would occur if emergency access-only between the two developments existed. Tell us what facts or influences have caused certain members of the Planning Board to change their votes. Show us that the Planning Board has some common sense of decency, and is not a kangaroo court of teutonic stubbornness driven only by procedure, sub rosa agendas, and indifference to natural logic.

The Planning Board has a golden opportunity to rectify this ongoing parody and to do the right thing for the roughly 300 residents of Acorn Park who only see the risks to their family and property from the current directives. I implore each and every member of the Planning Board to look themselves in the mirror and vote their conscience, without fear or favor. Let the right decision be arrived at, not the ramrodded agenda of a few.

Sincerely,

Ian Moncrieff
 5 Hazelnut Street

8/5/2008

Kim DelNigro

From: Roger Schneider [rschneider@londonmedia.com]
Sent: Tuesday, September 02, 2008 7:22 AM
To: Planning Board
Subject: Acorn Park Woes

Please spend some time driving around our neighborhood so you can really understand the problems with permitting more traffic. While walking dogs I am able to see the parked cars on street and the kids playing and the narrow winding streets. It is hard to believe that most of you think more traffic is fine. Let us also not forget the sometimes nightmare we already have leaving our development. Should we be adding more cars? Emergency access is the way to go for the failed golf club condos. When roads are plowed they can also clear these entrances to maintain emergency vehicle access.

Roger Schneider
9 Beechnut St

Kim DelNigro

From: Schmidt, Jim [Jim.Schmidt@analog.com]
Sent: Saturday, September 06, 2008 1:31 PM
To: Planning Board
Subject: Quail Ridge access through Acorn Park

Dear Sirs,

I am a resident of Acorn Park (547 Acorn Park Drive). I have reviewed the findings of the third party assessments of risk & safety completed as part of the process of evaluating access to a future development at Quail Ridge. I am very concerned for the safety of my children should a decision be made to open access through Acorn Park. As noted in the MRI study an emergency entrance will provide appropriate access to Quail Ridge while protecting the safety of our children. My kids are always out playing basketball with very frequent darting into the street to get a ball. Our house is situated such that traffic comes from around a curve and is not visible until the cars are literally seconds from our driveway. The narrow roads and multitude of children create a very dangerous situation that will go beyond any reasonable standard of safety if open access is granted to Quail Ridge. Please consider the safety of our children and do not grant access to Quail Ridge through Acorn Park.

Thank You,

Jim Schmidt
547 Acorn Park Drive

Kim DelNigro

From: Bob Luz [rfluz@comcast.net]
Sent: Sunday, September 07, 2008 9:28 AM
To: Planning Board
Subject: RQR Proposal

Dear Planning Board Members,

I will be unable to attend the meeting on 9/9/08, as I will be traveling - I know that must please some - just kidding! Having read both the Peer Review, as well as the Risk Assessment, it appears we find ourselves right back where we have been since day #1 of this process. That is - we can debate until the cows come home whether statistics and research say it is a good thing or a bad thing to have connections between these two residential neighborhoods, and if we stay on that path only, we will likely remain where we are...a divided community, a divided board. But our point, and certainly my point, since day 1, has only been about safety.....safety of our existing citizens, and most specifically, our children. This Risk Assessment certainly bears our point out, and I believe should supercede all others.

When we have talked about the size of our lots, and the fact that kids play in the street, we have been somewhat mocked that letting kids play in the street is ridiculous. The problem is, the sanctity of our neighborhood allowed this to occur, and to simply turn it off, is a dangerous situation. And at the end of the day, kids are kids.....they are not as smart as those who live in age restricted communities - kids chase balls into the street from behind parked cars, generally speaking, older citizens would not. Kids ride bikes onto streets from sidewalks without looking, older citizens do not. We need emergency access, gated or ungated, to make the RQR neighborhood safe, and guess what, it helps Acorn Park as well, just as the RA pointed out.

I will not continue to make my case, you all know how I feel after a year and a half. Emergency access works for everyone, gated or ungated, our future neighbors at RQR, Acorn Park, Ron Peabody (who I feel badly for, as he has tried to do the right thing for all parties), and you the Planning Board, and thus the town. Please consider emergency access, the two lawsuits will be removed, and the healing process can begin. Thank you for your time, efforts and dedication to the process through all of this.

Sincerely,

Bob Luz
2 Hazelnut Street
Acton, MA 01720

9/8/2008

Kim DelNigro

From: Hurdle, Robert [HurdleRL@cdm.com]
Sent: Monday, September 08, 2008 3:07 PM
To: Planning Board
Subject: Traffic Access through Acorn Park

Dear Sirs,

As a resident of Acorn Park we respectfully request that you support the risk/safety study that was commissioned by the Planning Board from MRI Resources. This document recommends that a single electronically-gated emergency access be provided at Hazelnut Street. This solution would allow emergency vehicles access to the new housing development but prevent a high flow of traffic from using a narrow access road that passes between two residential side yards and was originally designed only to provide infrequent access by maintenance vehicles to the Concord raw water pump station.

This issue is basically a trade-off between the safety of children playing on the streets in Acorn Park with traffic convenience for the future residents of the planned "over-50" community on the Quail Ridge golf course. We strongly believe that safety should be more valued than convenience.

**Respectfully,
Robert and Candice Hurdle
510 Acorn Park Drive**

9/8/2008

Kim DelNigro

From: Kevin Bolen [kbolen@innosight.com]
Sent: Tuesday, September 09, 2008 12:24 AM
To: Planning Board
Cc: pamelabolen@comcast.net
Subject: Tomorrow's Discussion on Acorn Park

My wife Pam and I are writing to share our views on the upcoming discussion about gated access between Acorn Park and the new homes planned at Quail Ridge. We have attended many of the prior meetings on this topic and have witnessed the debates among the planning board members. We appreciate all of the time and attention you have put into this subject both at the board meetings and the personal time many of you have taken to drive through the neighborhood to see firsthand the impact of your vote.

We will not be able to attend tomorrow's session due to a business trip and babysitter conflicts and are therefore writing to express our views. We are not sure if these comments can be read into the minutes or if you would have the time to do so but we know many of our fellow neighbors will be there to underscore these sentiments in person and we hope that our own time and dedication to addressing this issue is evident.

In terms of our interest in the subject, we live on Beechnut Street and therefore the increase in traffic that would come with open access will not be an immediate impact on our street but the impact will certainly be felt. When we chose to move to Acton almost three years ago, and to Acorn Park in particular, it was not for the quality of life on Beechnut Street alone but the neighborhood and town at large. We saw Acorn Park as an ideal setting to raise two children, 1 and 4 years old at the time, 4 and 7 now. We saw a neighborhood with dozens of school-aged children. We spoke with residents and heard about spring and fall block parties, Easter Egg hunts on the lawn, and visits by Santa on an antique fire truck. We saw sidewalks and winding roads perfect for walking a dog, riding scooters or bikes or skateboards. We saw basketball hoops and swing sets and soccer goals. And because we bought in January, we saw sled tracks and snowmen. All indicative of many active children enjoying the outdoors.

While we were looking, we also recognized what these signs and symbols of children meant: SLOW DOWN, BE ALERT. Kids are indeed everywhere in Acorn Park and the narrow, winding streets that are so conducive to leisure outdoor activities, also require additional diligence. Balls bounce off of basketball rims and kids chase them, sometimes into the streets. Skateboards and scooters can slip sending kids into intersections unexpectedly. Sleds can go faster than expected and end up sliding into the road. Acorn Park is not a place to drive while distracted.

As parents, we do everything we can to protect our children and instill in them a sense of responsibility and safety but we also know that we can count on our neighbors to do what we quickly learned to do on those early house hunting trips through Acorn Park: SLOW DOWN, BE ALERT. To significantly increase the volume of traffic on these narrow winding streets is to ignore the increased risk it poses to these children who may not always remember or be able to stop and look both ways before entering the roadway. To introduce so many new drivers who do not share our neighborhood's sense of responsibility when it comes to the mutual caring and concern for our children is to risk injury or worse from just one moment of carelessness. To increase this risk is to reduce the kids' freedom to be kids, to play ball in their yard and safely ride their bike around the corner to visit a friend. These are carefree memories that should not be denied any child in our town.

This brings us to our last point. We mentioned that when we moved, we chose not only Beechnut Street and Acorn Park but Acton itself. We chose it first and foremost for the quality of schools but the appeal went further than this as Acton prides itself on being a child-first community. The extensive sports programs, rec programs, the library, NARA events, town gatherings like Oktoberfest, Touch a Truck and others demonstrate the role that children play in our community. I would therefore ask you to keep this in mind as you consider your vote. This vote sends a message and sets a precedent that will reach well beyond the homes on a couple of small streets in Acorn Park. Voting for open access says that the safety of Acton's children is less important than bailing out a failing golf course or the potential to add a few more 40B properties to the town roster. That isn't the Acton we first saw and have since come to love. I would ask that you remember your role is on the ACTON Planning Board and consider what is in the best interest, and most aligned with the spirit, of Acton.

9/9/2008

Gated access for safety vehicles is the only decision that keeps Acton's children first.

Sincerely,
Kevin, Pamela, Jack (7) and Andrew (4) Bolen
5 Beechnut St
Acton, MA



9/9/2008